

## **Sanpete County Planning Commission Meeting**

December 10, 2014, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Leon Day, Gene Jacobson, Nathan Palmer, Loren Thompson, Curtis Ludvigson, Paul Rasmussen, Loren Thompson, Joe Nielsen, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Nathan Palmer was excused.)

Meeting was called to order by Chair Leon Day.

### **NOMINATION AND CONFIRMATION OF NEW CHAIRMAN OF THE PLANNING COMMISSION**

Paul Rasmussen nominated Joe Nielsen as Chairman of the Planning Commission. Nomination ceased. Curtis Ludvigson seconded the motion. Motion passed.

### **SPORTS HAVEN INTERNATIONAL DBA SKYLINE MOUNTAIN RESORT'S REQUEST FOR CONCEPT AND PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION LOCATED NORTH EAST OF MT. PLEASANT**

Max Henrie, Lee Holmstead, Joseph Hanks, and Everett Taylor were present representing the Skyline Mountain Resort Board of Administration. Mr. Olsen reviewed their request, and provided a plat map. Mr. Olsen reviewed items that were required and submitted by Mr. Henrie for the major subdivision, which included a letter from Health Department, Fire Exit/Easement Road Access Agreement, Record of Survey Recorded from the Surveyors, Vicinity Plan Map, Decision on Perimeter Easement Lines on Plat, and a Geological Report.

Paul Rasmussen asked about a statement made in one of the documents that addressed water. Mr. Taylor stated that he has been involved with the water throughout this process and is a Certified Water Operator. Mr. Taylor reported that they are only using 20% of their water shares, and that one engineer company figured that they have enough water for approximately 20 years. Mr. Lee Holmstead provided a document that stated water amounts required for each lot. There are adequate water rights for each lot in the subdivision at this time as required by the State of Utah. This issue was discussed in the November meeting.

Mr. Leon Day stated that he was quite concerned when this application was first presented. He addressed a court case that had been filed. He reviewed the court case documents. Mr. Henrie explained what the case was concerning, and further explained that a Partition Lawsuit and Quiet Title Action have been completed and cleared.

Mr. Day read a portion of the Court Order - Paragraph 11. He then stated that he feels more comfortable about approving the major subdivision because of the Court's decision.

Mr. Olsen reported that the Environmental Report was received. He also reported that they have also submitted plat changes including the RV parking designation has been defined with 22 spaces. He also explained that the County Commissioners wanted to re-address the wording in the Commissioner's acceptance pertaining to the roads on the Plat Map.

Mr. Loren Thompson read the amended statement on the Mylar concerning maintenance of county roads.

Mr. Day asked if there is a statement about maintenance of the roads in the Board's Codes, Covenants and Requirement's documents. He recommends that the Commissioners explain that the maintenance of the roads will be the responsibility of the Skyline Mountain Resort Board. Mr. Henrie explained that a Home Owner's Association will be established and they will include maintenance of the roads in an amended Codes, Covenants, and Requirement's document.

Mr. Jacobson asked about a recommendation concerning elimination of easements around the lots. Mr. Henrie stated that they have dealt with this issue, talking with attorneys, and one of the County Commissioners. It was determined that the easements would remain. The benefits to the resort and the members would be better met by leaving the easements in rather than removing them. He further explained that they would be better able to identify where current water lines are located.

Mr. Jacobson asked about the possibility of an owner buying two lots and wanting to combine the two lots. It was discussed and determined that they would have to go through the process of meeting with Planning Commission, to discuss plot amendment, etc.

Mr. Jacobson reviewed a case when a property wanted to combine two lots, but adjoining property owners rejected and did not want this to happen. This issue can be a problem if not determined beforehand in the Home Owners Association Agreement or whatever venue the Board decides to use.

Monte Pugmire, from the audience, stated that he was a member of both the Water Board and on the SSD Board, made comments concerning utility issues because of the terrain.

Mr. Olsen brought up one concern he has with future development because of the deeded lots that have been given. He feels there will be more development, but there are a lot of old single wide mobile homes there now. He stated that these will need to be replaced because of County Ordinances. He feels that the Skyline Mountain Board needs to be in support of the County in helping to clean up and not create more problems. Mr. Henrie commented on their architectural rules that are very clear on this subject.

Mr. Pugmire stated that he was also on the Architectural Committee Rules, and explained the procedures that they went through to obtain the covenants related to Architectural Rules subject to State and Federal Laws.

Motion was made by Leon Day to forward this item to the County Commissioners for the Final Approval of a Major Subdivision. The motion was seconded by Curtis Ludvigson, and the motion passed.

**APPROVAL OF MINUTES**

Motion was made by Leon Day to approve the Planning Commission minutes of November 12, 2014. The motion was seconded by Loren Thompson, and the motion passed.

With no further business before the Planning Commission, motion to adjourn was made by Curtis Ludvigson. The motion was seconded by Paul Rasmussen and the motion passed.

The meeting adjourned at 7:30 P.M.